



# PLANNING COMMISSION SUMMARY OF ACTIONS

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GLW

January 24, 2002

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PRESENT: Commissioners Alcorn, de la Fe, DuBois, Hall, Kelso, Koch, Moon, Murphy, Smyth

ABSENT: Commissioners Byers, Harsel, Wilson

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The meeting was called to order at 8:28 p.m. by Chairman Peter F. Murphy, Jr.

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## COMMISSION MATTERS

Commissioner DuBois MOVED THAT THE PLANNING COMMISSION DEFER (THE PUBLIC HEARING ON) APPLICATIONS RZ-2001-DR-013, RZ-2001-DR-038, AND SEA-97-D-038, TEMPLE RODEF SHALOM AND THE FAIRFAX COUNTY PARK AUTHORITY, TO BE HEARD CONCURRENTLY, TO A DATE CERTAIN OF MARCH 14, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioner de la Fe not present for the vote; Commissioners Byers, Harsel and Wilson absent from the meeting.

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Commissioner Murphy, to allow more time for citizen review, MOVED THAT THE PLANNING COMMISSION DEFER 2232-S00-28, SPRINT PCS, INDEFINITELY.

Commissioner Koch seconded the motion which carried by a vote of 8-0-1 with Commissioner Kelso abstaining; Commissioners Byers, Harsel and Wilson absent from the meeting.

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Commissioner Alcorn announced that the Development Criteria Review Committee would meet on Thursday, February 21; Wednesday, February 26; Wednesday, March 6; and Wednesday, March 13, 2002. He noted that all of these meetings would take place at 6:30 p.m. in the Board Conference Room and that the Board of Zoning Appeals (BZA) members had been invited to the March 6 meeting to discuss how the development criteria would apply to BZA cases.

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Commissioner Smyth, to allow time for staff to review the drainage calculations, MOVED THAT THE DECISION ONLY ON RZ/FDP-2001-PR-032, STANLEY MARTIN HOMEBUILDING, BE (FURTHER) DEFERRED TO A DATE CERTAIN OF FEBRUARY 7, 2002.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers, Harsel and Wilson absent from the meeting.

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Commissioner Smyth noted that Area Plans Review item APR-01-II-4V would be heard on Thursday, February 7, 2002 rather than Thursday, January 31, 2002 due to advertising problems.

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Commissioner DuBois, in order to provide an opportunity for further community discussion by all interested parties, MOVED, IN ACCORDANCE WITH ADOPTED AREA PLANS REVIEW PROCEDURES, THAT THE PLANNING COMMISSION DEFER THE PUBLIC HEARING ON APR-01-II-21M AND APR-01-II-43M (FROM WEDNESDAY, JANUARY 30, 2002) TO A DATE YET TO BE DETERMINED.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers, Harsel and Wilson absent from the meeting.

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Chairman Murphy reminded the Commission that the next four meetings of the Planning Commission would begin at 7:30 p.m. for public hearings on Area Plans Review items as follows:

Wednesday, January 30, 2002 - Dranesville District items  
Thursday, January 31, 2002 - Springfield and Providence District items  
Wednesday, February 6, 2002 - Hunter Mill and Sully District items  
Thursday, February 7, 2002 - carryover items from the previous three meetings.

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PCA-82-P-069-12 - TRW, INC.  
FDPA-82-P-069-1-2 - TRW, INC. (Springfield District)  
(Decision Only - Public Hearing was held on January 23, 2002)

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS APPROVAL OF PCA-82-P-069-12, SUBJECT TO THE EXECUTION OF PROFFERS CONSISTENT WITH THOSE DATED JANUARY 24, 2002, AS AMENDED.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Byers, Harsel and Wilson absent from the meeting.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FDPA-82-P-069-1-2, SUBJECT TO THE BOARD'S APPROVAL OF PCA-82-P-069-12, WITH THE AMENDED PROFFERS DATED JANUARY 24, 2002.

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE WAIVER OF THE 600-FOOT MAXIMUM LENGTH OF PRIVATE STREETS; APPROVAL OF THE WAIVER OF THE REQUIREMENT TO PROVIDE A 200-SQUARE FOOT FENCED PRIVACY YARD FOR EACH UNIT; AND A MODIFICATION OF THE TRANSITIONAL SCREENING AND WAIVER OF THE BARRIER REQUIREMENT ON THE NORTH IN FAVOR OF THE EXISTING VEGETATION AS SHOWN ON THE AMENDED CDP/FDP.

Commissioner Koch seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Byers, Harsel and Wilson absent from the meeting.

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SE-01-V-035 - LANDMARK PROPERTY DEVELOPMENT, LLC

In the absence of Commissioner Byers, Commissioner Murphy MOVED THAT THE PLANNING COMMISSION RECOMMEND TO THE BOARD OF SUPERVISORS THAT IT APPROVE SE-01-V-035, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN APPENDIX 1 OF THE STAFF REPORT.

Commissioner Kelso seconded the motion which carried unanimously with Commissioner Alcorn not present for the vote; Commissioners Byers, Harsel and Wilson absent from the meeting.

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RZ-2000-LE-023 - TAVARES CONCRETE COMPANY, INC.

Commissioner Kelso MOVED THAT THE PLANNING COMMISSION DEFER DECISION ON RZ-2000-LE-023, TAVARES CONCRETE COMPANY, INC., TO A DATE CERTAIN OF FEBRUARY 13, 2002, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Hall seconded the motion which carried unanimously with Commissioners Byers, Harsel, and Wilson absent from the meeting.

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CODE AMENDMENTS (Chesapeake Bay Preservation Ordinance)

Commissioner Alcorn MOVED TO RECOMMEND THAT THE BOARD OF SUPERVISORS ADOPT THE PROPOSED AMENDMENTS TO CHAPTER 118, CHESAPEAKE BAY PRESERVATION ORDINANCE, OF THE *CODE OF THE COUNTY OF FAIRFAX*, REGARDING VIOLATIONS AND PENALTIES, RESTORATION OF CHESAPEAKE BAY PRESERVATION AREAS AND REMOVAL OF INDIGENOUS VEGETATION FROM RESOURCE PROTECTION AREAS, AS CONTAINED IN THE STAFF REPORT DATED DECEMBER 3, 2001.

Commissioner de la Fe seconded the motion which carried unanimously with Commissioners Byers, Harsel, and Wilson absent from the meeting.

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The meeting was adjourned at 10:10 p.m.  
Peter F. Murphy, Jr., Chairman